

SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Certification from Sumter County of the Murphy Act State Road Reservation Amendment No. 3 to Rule 14-15.05, Right of Way Bureau Operating Procedures as authorized by the Florida Administrative Procedure Act

REQUESTED ACTION: Staff recommends approval

☐ Work Session (Report Only) **DATE OF MEETING:** 6/22/2010
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

In compliance with the Murphy Act State Road Reservation Amendment No. 3 to Rule 14-15.05, Right of Way Bureau Operating Procedures as authorized by the Florida Administrative Procedure Act the Florida Department of Transportation forwarded the applications for release of Murphy Road Reservations that are not affected by the State System of Highways as established by the 1977 Florida Legislature.

It is the County's responsibility to review these applications and make the necessary recommendations to the State of Florida, Department of Environmental Protection.

The FDOT certified and executed the attached applications.



Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

719 S. Woodland Blvd.
DeLand, FL 32720-6834

STEPHANIE KOPELOUSOS
SECRETARY

May 25, 2010

Mr. Tommy Hurst
Sumter County Public Works Director
319 E. Anderson Avenue
Bushnell, Florida 33513

Re: Murphy Act State Road Reservation
Amendment #3 to Rule 14-15.05, Right of Way Bureau Operating
Procedures as Authorized by the Florida Administrative Procedures Act

Dear Mr. Hurst:

In compliance with the above referenced Right of Way Bureau Operating Procedures, we are forwarding all applications for release of Murphy Road Reservations that are not affected by the State System of Highways as established by the 1977 Florida Legislature.

It will be the County's responsibility to review these applications and make the necessary recommendations to the State of Florida, Department of Environmental Protection. Should you have questions regarding the proper handling of these applications, please contact the Department of Environmental Protection at (850) 245-2118.

Transmitted herewith please find the application(s) for release of road reservation(s) contained in Sumter County Deed(s).

Sincerely,



Carol Freeman

Right of Way Acquisition Agent
Florida Department of Transportation
719 S. Woodland Blvd., MS-551
DeLand, Florida 32720
Email: carol.freeman@dot.state.fl.us
(386) 943-5087
FAX (386) 736-5207

Enclosures

Cc: Department of Environmental Protection
Randall N. Thornton, Attorney at Law

Present Owner of Record of Subject Property: **674 Property, LLC**

APP-RE1

APPLICATION FOR RELEASE OF RESERVATIONS
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

This application is to be used in order to apply for release of canal reservations, road right-of-way reservations or the release of right-of-entry and exploration for oil and mineral reservations, which are reserved in favor of either the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (Board of Trustees). All applications must be submitted to the following address:

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU OF PUBLIC LAND ADMINISTRATION
POST OFFICE BOX 3070
TALLAHASSEE, FLORIDA 32315-3070

If you are applying for release of canal reservations, road right-of-way reservations or the release of right-of-entry and exploration for oil and mineral reservations, which are reserved in favor of the State Board of Education, all applications must be submitted to the following address:

FLORIDA DEPARTMENT OF EDUCATION
OFFICE OF GENERAL COUNSEL
325 WEST GAINES STREET
SUITE 1244
TALLAHASSEE, FLORIDA 32399-0400
ATTENTION: MR. DANIEL J. WOODRING

If you have any questions, after reading this application form, please call (850) 245-2720 for assistance.

PART I: RESPOND TO ITEMS 1 THROUGH 6 IN THEIR ENTIRETY

1. TYPE OF RELEASE REQUESTED:

- ☐ Oil and mineral reservation (Right-of-Entry and Exploration only)
☒ Road right-of-way reservation
☐ Canal reservation
☐ Corrective (Corrective releases will be processed as original applications unless an error was made by the Department.)

2. INFORMATION FROM THE ORIGINAL DEED CONTAINING THE RESERVATION:

Original Deed Number(s) 332 and 572
Original Grantee W. P. Fussell and J. A. Webb
Date of Original Deed 1/05/42 and 7/6/43

3. Present Owner of Record of Subject Property: 674 Property LLC

4. Represented by: Randall N. Thornton

Address: P O Box 58 Phone: 352-793-4040
Lake Panasoffkee Fl 33538

**5. The subject property is located in:
(PLEASE SUBMIT THIS INFORMATION)**

Sumter County; Section 31, Township 21, Range 22, Acreage (for oil/mineral)

6. Each application must contain the following:

- a. A legible copy of the original deed containing the reservation.

- (3) When requesting the release of a canal reservation, a recommendation from the appropriate Water Management District (refer to Part IV on page 4).
- e. An application fee in the form of a check in the amount of \$300 per release requested made payable to the Department of Environmental Protection. Note: Please write "Release of Reservation" on the front of the check.
- f. Satisfactory evidence certifying that the applicant is the legal record owner of the subject land. Paragraph 18-2.017(53), Florida Administrative Code, defines satisfactory evidence of title to mean a current title insurance policy, current title binder, or title commitment issued by a title insurance company authorized to do business in the State of Florida or an opinion of title prepared by a member of The Florida Bar covering title to the land described below. "Current" means no more than six months old.
- g. Notarized signature of present owner(s) of record.

FOR OFFICE USE ONLY

RESERVATIONS _____ ORIGINAL DEED NO. _____ COST \$ _____

CERTIFICATE OF TITLE

(PLEASE COMPLETE IN FULL, INCLUDING LEGAL DESCRIPTION AND DATE)

This is to advise that I am a member in good standing of The Florida Bar and that I have examined the public records, abstracts of title, title insurance policy, title insurance binder, or commitment relating to the title to the following described real property lying and being in Sumter County, Florida, to-wit:
See exhibit A attached hereto

and based, upon said examination, I certify that as of 3/19/2010 (current date), title to the aforescribed real property is vested in:

674 Property, LLC a Florida limited liability company

Randall N. Thornton
Print Name of Attorney


Signature

Florida Bar Number 176505

SIGNATURE (S) OF PRESENT OWNER (S) OF RECORD

I (We), Phillip Thomas Moffitt as M/mgr of 674 Property LLC, the present owner(s) of
Print or Type in Name(s)
record; hereby request a release of reservation on the above-referenced property.

STATE OF FLORIDA
COUNTY OF Sumter
Subscribed and Sworn to before me

this 19th day of April, 20 10.


Signature of present owner of record

PART II: INSTRUCTIONS AND INFORMATION REQUIRED TO APPLY FOR A RELEASE OF RIGHT-OF-ENTRY AND EXPLORATION FOR AN OIL AND MINERAL RESERVATION

DO NOT SUBMIT AN APPLICATION TO THE BOARD OF TRUSTEES WHEN REQUESTING THE RELEASE OF RIGHT-OF-ENTRY AND EXPLORATION FOR AN OIL AND MINERAL RESERVATION ON PARCELS UNDER TWENTY ACRES IN SIZE. THE RIGHT-OF-ENTRY AND EXPLORATION FOR OIL AND MINERAL RESERVATIONS ON PARCELS UNDER TWENTY ACRES IN SIZE HAS BEEN RELEASED PURSUANT TO SECTION 270.11, FLORIDA STATUTES.

IN ORDER TO QUALIFY FOR A RELEASE OF THE RIGHT-OF-ENTRY AND EXPLORATION FOR AN OIL AND MINERAL RESERVATION ON PARCELS TWENTY ACRES OR GREATER IN SIZE, THE DEVELOPER MUST SUBMIT AN AFFIDAVIT CERTIFYING THAT EACH PARCEL WILL BE A PERMANENT BUILDING SITE, WHAT WILL BE BUILT, DATE OF CONSTRUCTION PROPOSED AND THE LAND USE WILL NOT INVOLVE PHOSPHATE MINERAL, METAL OR PETROLEUM EXTRACTION, AS SET FORTH IN PARAGRAPH 18-2.018(3)(E)(2), FLORIDA ADMINISTRATION CODE.

PART III: INSTRUCTIONS TO APPLY FOR THE RELEASE OF A ROAD RESERVATION

Submit the completed application along with all exhibits pertaining to the road right-of-way reservation, including a plat, sketch, or survey of the land proposed for release and a copy of Murphy Act deed containing road reservation directly to the appropriate district office of the Florida Department of Transportation (FDOT) listed below. Do **NOT** send \$300 check to FDOT. The district office will determine whether the subject road right-of-way reservation is valid and make its recommendation as to whether the road right-of-way reservation or any part thereof should be released. The application will not be considered without a recommendation from the Department of Transportation.

DEPARTMENT OF TRANSPORTATION DISTRICTS

FIRST DISTRICT - Post Office Box 1249, Bartow, Florida 33830 Attn: Right-of-Way 1-800-292-3368 Charlotte, Collier, Desoto, Glades, Hardee, Hendry, Highlands, Lee, Manatee, Okeechobee, Polk, and Sarasota Counties

SECOND DISTRICT - 1109 South Marion Avenue, Mail Station 2020, Lake City, Florida 32025-5874, Attn: Right-of-Way (386) 961-7476 OR 1-800-749-2967, Alachua, Baker, Bradford, Clay, Columbia, Dixie, Duval, Gilchrist, Hamilton, Lafayette, Levy, Madison, Nassau, Putnam, St. Johns, Suwannee, Taylor, and Union Counties

THIRD DISTRICT - Post Office Box 607, Chipley, Florida 32428 Attn: Right-of-Way (850) 638-0250 Bay, Calhoun, Escambia, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Leon, Liberty, Okaloosa, Santa Rosa, Wakulla, Walton, and Washington Counties

FOURTH DISTRICT - 3400 West Commercial Boulevard, Ft. Lauderdale, Florida 33309 Attn: Mapping 1-866-336-8435, (954) 777-4550 Broward, Indian River, Martin, Palm Beach, and St. Lucie Counties

FIFTH DISTRICT - 719 South Woodland Boulevard, Deland, Florida 32720 Attn: Right-of-Way (386) 943-5000 Brevard, Citrus, Flagler, Lake, Marion, Orange, Osceola, Seminole, Sumter, and Volusia Counties

SIXTH DISTRICT - 1000 Northwest 111th Avenue, Miami, Florida 33172 Attn: Right-of-Way (305) 470-5185 Dade and Monroe Counties

SEVENTH DISTRICT - 11201 North Malcolm McKinley Drive, Tampa, Florida 33612 Attn: Property Management (813) 975-6020 Hernando, Hillsborough, Pasco, and Pinellas Counties

FDOT DISTRICT OFFICE: Please refer to ALL roads adjacent to property and complete either a or b:

a. ()* The _____ District Office of the Florida Department of Transportation certifies that State Road #_____, also known as _____, DID exist on the date of the deed (/ /) in which the reservation was made and it recommends to the Board of Trustees one of the following:

- (1) () Retain ALL of the reservation, since it is presently a State Road and we will need 100 feet from the centerline of S.R. _____ for road improvement; or
- (2) () Retain _____ feet from the centerline of S.R. _____, also known as _____, since it is presently a State Road; or
- (3) () That this request is being forwarded to the applicable county or other for their recommendation.

*The FDOT District Office is to forward this application to the county or city authority for its review and concurrence with this recommendation 1) when the road is now under county or city jurisdiction or 2) when FDOT states that a state road did NOT exist and we then ask for county or city's verification of validity.

COUNTY OR CITY PUBLIC WORKS DEPT: Please complete either a or b:

a. () The _____ (governmental authority) certifies that a state road DID exist on the date of the deed (/ /) in which the reservation was made and it recommends to the Board of Trustees one of the following:

- (1) Retain ALL of the reservation, since it is presently a (county/city) road and we will need 100 feet from the centerline of _____, also known as _____, for road improvement; or
- (2) Retain _____ feet from the centerline of _____, also known as _____, which is presently a (county/city) road.

b. () The _____ (governmental authority) certifies that its records reflect that a state road DID NOT exist on the date of the old deed affecting the subject property and that a full release of reservation should be given.

By: _____ Title: _____ Date: _____

Signature (county or city official)

NOTE: The local governmental authority should return this application with its recommendation to the applicant so that the applicant may decide whether to apply to the Board of Trustees for a release of reservation.

PART IV: INSTRUCTIONS AND INFORMATION REQUIRED TO APPLY FOR THE RELEASE OF A CANAL RESERVATION

EVERGLADES DRAINAGE DISTRICT DEEDS

DO NOT SUBMIT AN APPLICATION TO THE BOARD OF TRUSTEES WHEN REQUESTING THE RELEASE OF A CANAL RESERVATION CONTAINED IN AN EVERGLADES DRAINAGE DISTRICT DEED OF DEEDS STATES CHAPTER 6456, 6957, 14717, OR 20658, LAWS OF FLORIDA IN FIRST PARAGRAPH. SUBMIT REQUESTS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, POST OFFICE BOX 24680, WEST PALM BEACH, FLORIDA 33416-4680 AND. THE EVERGLADES DRAINAGE DISTRICT WILL ISSUE RELEASE OF RESERVATION.

ALL OTHER DEEDS

SUBMIT ALL OTHER REQUESTS FOR THE RELEASE OF A CANAL RESERVATION ALONG WITH ALL EXHIBITS PERTAINING TO THE CANAL RESERVATION AND THE COMPLETED APPLICATION DIRECTLY TO THE APPROPRIATE WATER MANAGEMENT DISTRICT OFFICE LISTED BELOW. DO NOT SEND DEP CHECK TO WATER MANAGEMENT DISTRICT THE WATER MANAGEMENT DISTRICT WILL DETERMINE WHETHER THE RESERVATION OR ANY PART THEREOF SHOULD BE RELEASED. THE APPLICATION TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WILL NOT BE CONSIDERED WITHOUT A RECOMMENDATION FROM THE APPROPRIATE WATER MANAGEMENT DISTRICT.

WATER MANAGEMENT DISTRICTS

NORTHWEST FLORIDA - Route 1, Box 3100, Havana, Florida 32333 850/539-5999 Attn: Land Management and Acquisition; Bay, Calhoun, Escambia, Franklin, Gadsden, Gulf, Holmes, Jackson, Leon, Liberty, Okaloosa, Santa Rosa, Wakulla, Walton, Washington.

SUWANNEE RIVER - Route 3, Box 64, Live Oak, Florida 32060 904/362-1001
Attn: Land Acquisition and Management; Alachua (part), Baker (part), Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Suwannee, Taylor, Union.

ST. JOHNS RIVER - 4049 Reid Street, Palatka, Florida 32177-1429
904/386329-4500 Attn: Department of Land Acquisition; Alachua (part), Baker (part), Brevard, Clay, Duval, Flagler, Indian River, Lake, Marion (part), Nassau, Okeechobee (part), Orange (part), Osceola (part), Putnam, Seminole, St. Johns, Volusia.

a. objects to the release of any portion of the canal reservation for the following reason

b. objects only to the release of the following portion of the canal reservation:

c. has no objection to the release of the entire canal reservation for the following reason:

By: _____ Title: _____ Date: _____
(Print Name)

Agency: _____ Signature _____

NOTE: The Water Management District Office should return this application with its recommendation to the applicant so that the applicant may decide whether to apply for a release of reservation from the Department of Environmental Protection

Deed Book 114 pg 577

COUNTY OF SUMTER DEED NO. 572

STATE OF FLORIDA

through the

A TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

to

(1) J. A. Webbof the City Busbrell, County of Sumter, State of Florida, GRANTEE
WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificate hereinafter described was offered for sale on the 14 day of June, 1943, in the County of Sumter, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Ten and No/100 DOLLARS (\$10.00) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of Sumter, State of Florida, as referred to, identified and described by State and County tax sale certificates, to-wit:

(4) No.	Date	DESCRIPTION	Sec.	Tp.	Rg.	Ac.	Amount Rec'd
427	1934	NE $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$	31	21	22	10	10.00

JTW

RESERVING unto the State of Florida easement for State Road Right of Way Two Hundred (200) feet wide, lying equally on each side of the center line of any State Road existing on the date of this deed through so much of any parcel herein described as is within One Hundred (100) feet of said center line.

(5) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.(6) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names, and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the JUL 3 1943 day of JULY, 1943.

STATE OF FLORIDA

BY:

(SEAL)
TRUSTEES INTERNAL
IMPROVEMENT FUND

Spessard L. Holland GOVERNOR (SEAL)

J. M. Lee COMPTROLLER (SEAL)

J. Edwin Larson TREASURER (SEAL)

J. Tom Watson ATTORNEY GENERAL (SEAL)

(SEAL)
DEPARTMENT OF
AGRICULTURE

Nathan Mayo COMMISSIONER of AGRICULTURE (SEAL)

As and Composing the
TRUSTEES OF THE INTERNAL IMPROVEMENT
FUND OF THE STATE OF FLORIDA.I hereby certify that the above and foregoing is a true and correct copy of the original as filed for record this the 23rdday of JULY, A. D. 1943 at 9 o'clock, A.M.,

JOY CARUTHERS

Clerk Circuit Court Sumter County.

RECORD VERIFIED

by Marquise Eddins, Deputy Clerk.

Deed Book 114 pg 389

COUNTY OF SUMTER DEED NO. 332

STATE OF FLORIDA

through the

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

to

(1) W. F. RUSSELLof the City St. Catherine, County of Sumter, State of Florida, GRANTED
WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 8 day of December, 1941, in the County of Sumter and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Thirty and no/100 DOLLARS (\$30.00) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of Sumter, State of Florida, as referred to, identified and described by State and County tax sale certificates, to-wit:

(4) No.	Date	DESCRIPTION	Sec.	Tp.	Rg.	Ac.	Amount Rec'd
481	1917	E $\frac{1}{2}$ of E $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$	31	21	22	5	\$ 5.00
201	1925						
609	1926						
5092	1933						
481	1917	SW $\frac{1}{4}$ of NE $\frac{1}{4}$ Less E $\frac{1}{2}$ of E $\frac{1}{2}$ of E $\frac{1}{2}$ of	31	21	22	35	25.00
328	1923	SW $\frac{1}{4}$ of NE $\frac{1}{4}$					
5093	1933						

RESERVING unto the State of Florida easement for State Road Right of Way Two Hundred (200) feet wide, lying equally on each side of the center line of any State Road existing on the date of this deed through so much of any parcel herein described as is within One Hundred (100) feet of said center line.

(5) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.(6) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names, and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the 16th day of JAN-5-1942, 1942.

STATE OF FLORIDA

BY:

(SEAL)
TRUSTEES INTERNAL
IMPROVEMENT FUND

SPENCER L. Holland..GOVERNOR (SEAL)

J. M. Lee.....COMPTROLLER (SEAL)

J. Edwin JAMON.....TREASURER (SEAL)

J. Tom Watson.....ATTORNEY GENERAL (SEAL)

Nathan Mayo.....COMMISSIONER OF AGRICULTURE (SEAL)

(SEAL)
DEPARTMENT OF
AGRICULTUREAs and Composing the
TRUSTEES OF THE INTERNAL IMPROVEMENT
FUND OF THE STATE OF FLORIDA.I hereby certify that the above and foregoing is a true and correct copy of the original as filed for record this the 16thday of February, A. D. 1942.

ROY CARUTHERS

Clerk Circuit Court Sumter County.By Marguerite Eddins, Deputy Clerk.

RECORD VERIFIED

Prepared by and return to: ✓

James E. Wade III, P.A.
116 Bushnell Plaza
Bushnell, FL 33513

File Number: 06-077
Will Call No.:

Rec 13.00
TF 14.00
Doc 10,503.50
10,530.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **21st** day of **July, 2006** between **Theodore R. Turner and Nancy A. Turner, husband and wife** whose post office address is **P.O. Box 1745, Bushnell, FL 33513**, grantor, and **674 Property, LLC, a Florida Limited Liability Company** whose post office address is **115 CR 532W, Bushnell, FL 33513**, grantee;

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sumter County, Florida** to-wit:

See attached Exhibit "A"

Parcel Identification Number: **N31-019**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$10,503.50

07/21/2006 #2006-24736
04:12:43PM B-1622 P-241

Signed, sealed and delivered in our presence:

Mary Lea Wilson
Witness Name: Mary Lea Wilson

Mary Gambill
Witness Name: MARY GAMBILL

X
Witness Name: _____

X
Witness Name: _____

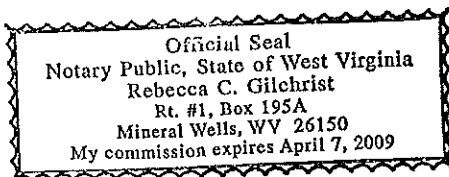
Theodore R. Turner (Seal)
Theodore R. Turner

Nancy A. Turner (Seal)
Nancy A. Turner

State of ~~Florida~~ West Virginia
County of ~~Sumter~~ Wood

The foregoing instrument was acknowledged before me this 19 day of July, 2006 by Theodore R. Turner and Nancy A. Turner, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



Rebecca C. Gilchrist
Notary Public

Printed Name: REBECCA C. GILCHRIST

My Commission Expires: April 7, 2009

SUMTER COUNTY, FLORIDA DOC \$10,503.50
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

07/21/2006 #2006-24736
04:12:43PM B-1622 P-242

EXHIBIT "A"

- 1 Commence at the SW corner of the West ½ of the NW ¼ of the NE ¼ of Section 31, Township 21 South, Range 22 East, for the Point of Beginning; thence N 89° 31' 09" W, 450.00', thence S 00° 09' 40" W 1353.61, thence S 89° 27' 05" E, 450.00', thence N 00° 09' 40" E, 1354.14', to the Point of Beginning.

SUBJECT TO an Easement across the West 25' thereof, together with that Easement from Jess W. Rice to the public dated January 16, 1978, recorded January 17, 1978, in Official Records Book 195, Page 792, of the Public Records of Sumter County, Florida.

- 2 AND the South 295.20' of the West 737.80' of the Southeast ¼ of the Northeast ¼;

- 3 AND the Northwest ¼ of the Southeast ¼;

- * 4 AND the Southwest ¼ of the Northeast ¼;

- 5 AND begin at the Southwest corner of the Northeast ¼ of the Southeast ¼, run North 440', East 480', South 440', West 480' to the Point of Beginning, all in Section 31, Township 21 South, Range 22 East, Sumter County, Florida.

SUBJECT TO Declaration of Covenants, Restrictions and Reservations recorded in Official Records Book 1622, Page 238, Public Records of Sumter County, Florida.

SUBJECT TO Easements Reservations and Restrictions of record.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC #10-503.50

07/21/2006 #2006-24736
04:12:43PM B-1622 P-243

EXHIBIT "A"

Commence at the SW corner of the West ½ of the NW ¼ of the NE ¼ of Section 31, Township 21 South, Range 22 East, for the Point of Beginning; thence N 89° 31' 09" W, 450.00', thence S 00° 09' 40" W 1353.61, thence S 89° 27' 05" E, 450.00', thence N 00° 09' 40" E, 1354.14', to the Point of Beginning.

SUBJECT TO an Easement across the West 25' thereof, together with that Easement from Jess W. Rice to the public dated January 16, 1978, recorded January 17, 1978, in Official Records Book 195, Page 792, of the Public Records of Sumter County, Florida.

AND the South 295.20' of the West 737.80' of the Southeast ¼ of the Northeast ¼;

AND the Northwest ¼ of the Southeast ¼;

AND the Southwest ¼ of the Northeast ¼;

AND begin at the Southwest corner of the Northeast ¼ of the Southeast ¼, run North 440', East 480', South 440', West 480' to the Point of Beginning, all in Section 31, Township 21 South, Range 22 East, Sumter County, Florida.

SUBJECT TO Declaration of Covenants, Restrictions and Reservations recorded in Official Records Book ~~1622~~, Page ~~238~~, Public Records of Sumter County, Florida.

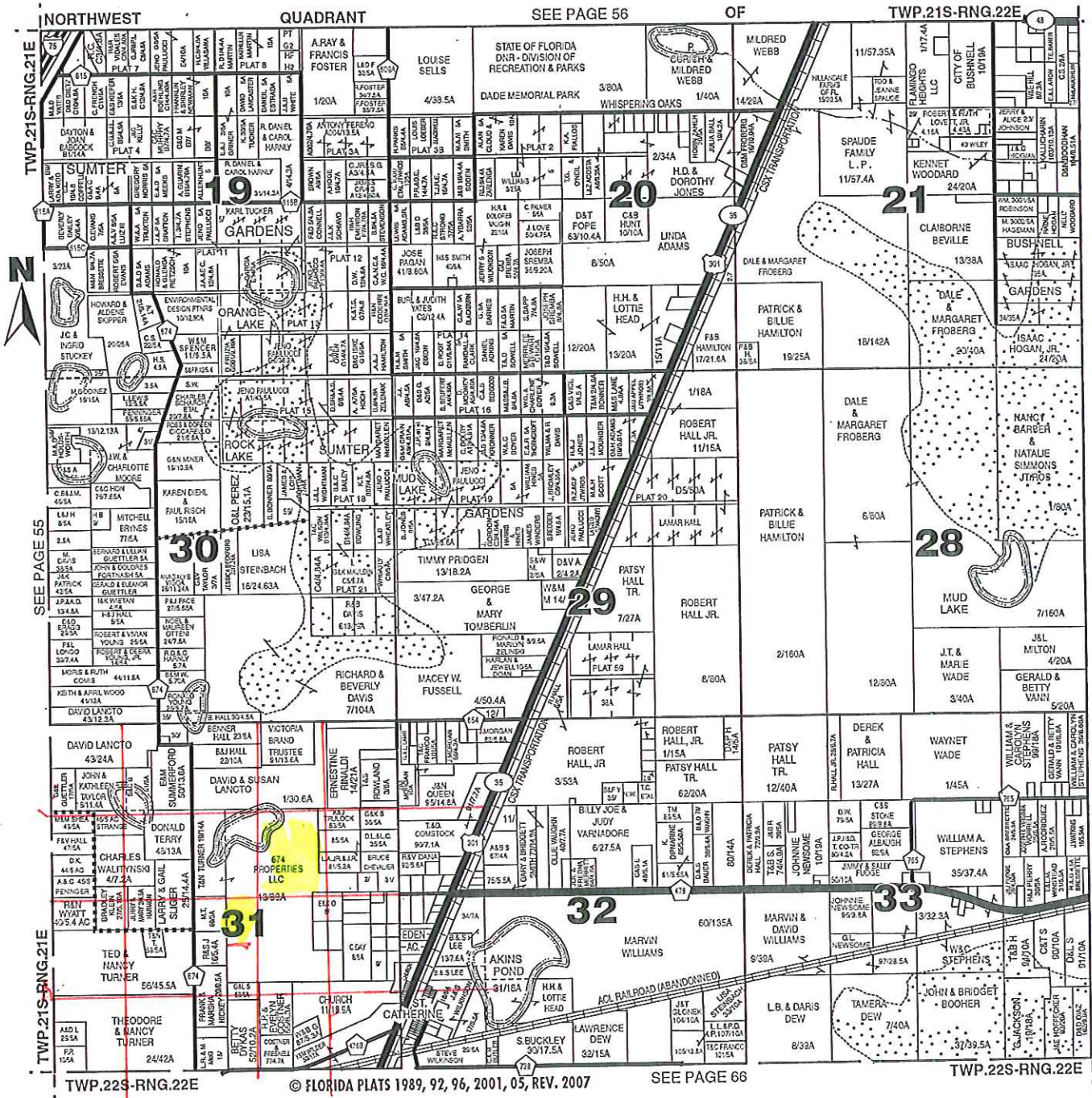
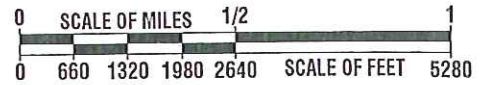
SUBJECT TO Easements Reservations and Restrictions of record.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$10,503.50

07/21/2006 #2006-24736
04:12:43PM B-1622 P-243

TWP.21S-RNG.22E

SOUTHWEST QUADRANT
SUMTER COUNTY, FLORIDA

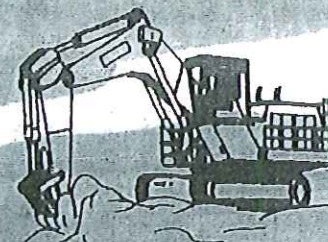


LAND CLEARING / MOWING
SITE PREPARATION

LIME ROCK ROADS

POND CONSTRUCTION
DEMOLITION

BRENT HAMILTON
EXCAVATING, INC
352-250-9881

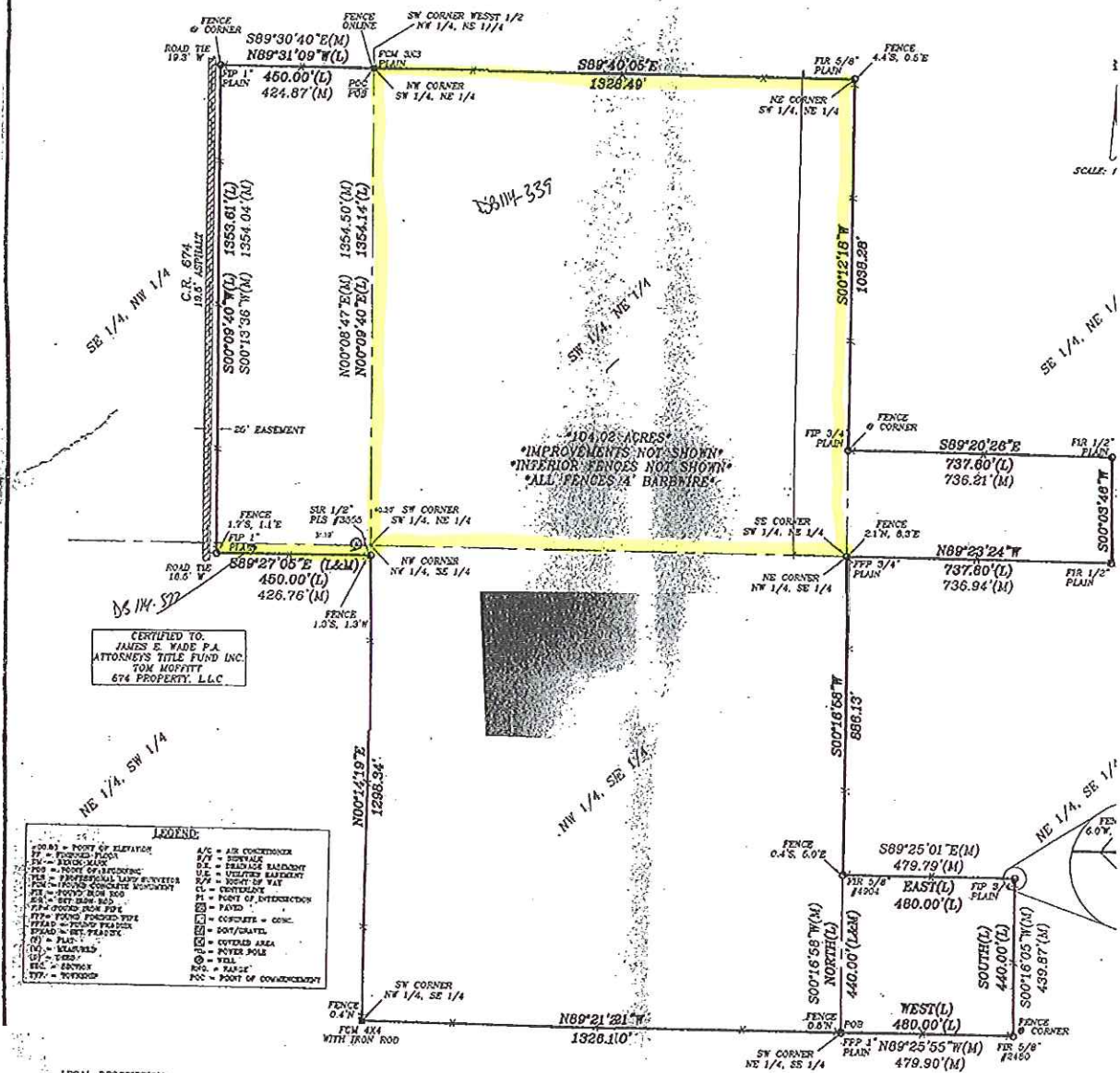


8253 SW 44th Place

Bushnell, FL 33513

PLAT OF SURVEY

SEC. 31, TWP. 22 S., RN
SUMTER COUNTY,



LEGAL DESCRIPTION:
 COMMENCES AT THE SW CORNER OF THE WEST 1/3 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 21
 SOUTH, RANGE 22E FOR THE POINT OF BEGINNING; THENCE N39°31'07", 450.00'; THENCE S00°01'40",
 1553.01'; THENCE S89°37'03"E, 400.00'; THENCE N00°04'40", 1354.14'; TO THE POINT OF BEGINNING CONTAINING
 18.98 ACRES.
 SUBJECT TO AN EASEMENT ACROSS THE WEST E6 THEREOF, TOGETHER WITH THAT EASEMENT FROM JESS W. RICE
 TO DATED JANUARY 16, 1978, RECORDED JANUARY 17, 1978 IN OFFICIAL RECORD BOOK 1955 PAGE 702
 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
 AND THE SOUTHWEST 2/6 OF THE WEST 737.80' OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,
 AND BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, RUN N04°22'40" EAST
 450', SOUTH 44' WEST 400' TO THE POINT OF BEGINNING, ALL IN SECTION 31; TOWNSHIP 21 SOUTH, RANGE 22E
 EAST, SUMTER COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS CHAPTER

THAT WE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT IT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THIS PLAN IS A TRUE REPRESENTATION THEREOF AND THAT SAID SURVEY AND THIS PLAN CONFORM TO THE KNOWING GEOLOGICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS BY CHAPTER 61C17-8 F.A. ADMINISTRATIVE CODE PURSUANT TO SECTION 473.007 F.A. STATUTES.

DILL R. BROWN, P.L.S. #3555

FIELD BOOK 227

PAGE 20-21

REVISIONS:

07-11-06 CERTIFICATIONS
07-14-06 CORRECTED LEGAL

BILL R. BROWN P.L.S.
LAND SURVEYING

38351 HWY. 54 E.
ZEPHYRHILLS, FLORIDA 33542
PHONE (813) 788-6822 788-3077
(352) 793-7400

DATE: 06 / 05 / 2006
DATE OF SURVEY:
CLIENT: KELLY R
JOB NUMBER: 06
SCALE: 1" = 200'
DRAWN BY: JH
SHEET 1